



# SIMMONS & SON



## Troutbeck Close, Slough, SL2 5ED

### Offers In The Region Of £195,000 Leasehold

Conveniently situated in Troutbeck Close, Slough, this charming upper maisonette presents an excellent opportunity for both first-time buyers and investors alike. Boasting a generous one bedroom, this first-floor property is designed for comfortable living, featuring a spacious reception room that invites relaxation and social gatherings.

The maisonette is enhanced by a modern fitted shower room, ensuring convenience and style. With a 91-year lease, you can enjoy peace of mind in your new home. The property also benefits from ample residents' parking, making it easy for you and your guests to come and go as you please.

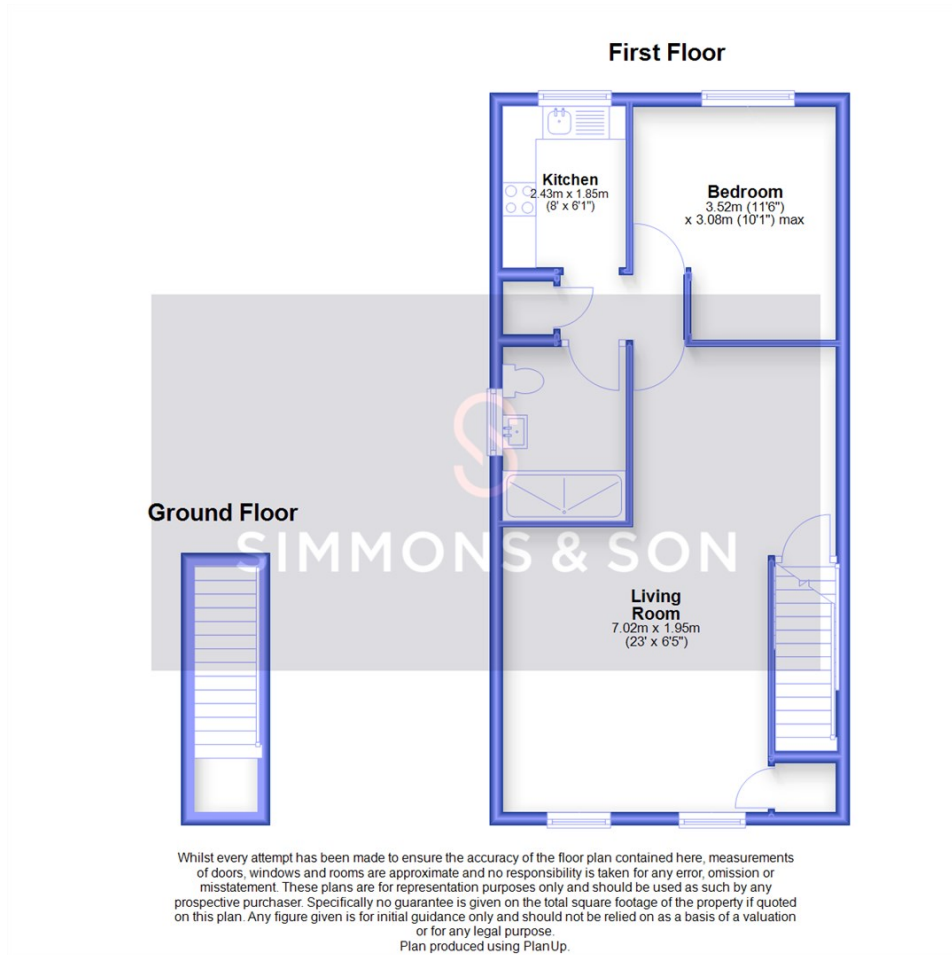
One of the standout features of this property is its proximity to Slough train station, which is just a few minutes' walk away. This offers excellent transport links to central London, making it an ideal choice for commuters.

Additionally, there is potential to convert the property into a two-bedroom maisonette, subject to planning permission, which could significantly increase its value and appeal. The loft space further adds to the possibilities, providing extra storage or the potential for further space.

In summary, this upper maisonette in Troutbeck Close is a fantastic opportunity to secure a well-located, spacious home with modern amenities and the potential for future enhancement. Don't miss your chance to make this property your own.



# Troutbeck Close, Slough, Berkshire, SL2 5ED



- One Bedroom First Floor Maisonette
- Residents Parking
- Communal Garden
- Walk to Slough Train Station with links to Central London
- Ample Storage & Loft Space
- Modern Shower Room - Well Presented Throughout
- Service Charges / Ground Rent
- Lease : 91 Years Remaining
- Council Tax Band : C
- EPC : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70 → 79

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.